



PEDWELL LANE

Ashcott, Bridgwater, TA7 9PD

Price **£375,000**

Tamlyns

PROPERTY DESCRIPTION

Set in the popular Somerset village of Ashcott this charming home needs to be viewed to be appreciated, Modernised by the current owners whilst retaining the character and original features.

Situation

* Village Location * 2/3 Bedrooms * 1/2 Reception * Kitchen * Garden Room * Utility / Downstairs Bathroom * Double Garage * Shower Room * Stunning Views * Viewing Highly Recommended.

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

Set in the popular Somerset village of Ashcott this charming home needs to be viewed to be appreciated, Modernised by the current owners whilst retaining the character and original features.

Semi detached property with versatile accommodation comprising of Entrance hall, lounge , sitting room / dining room / downstairs bedroom, kitchen, downstairs bathroom / utility, understairs bar area, garden room, to the first floor 2 double bedrooms and shower room along with an additional room that could be converted to an en-suite / dressing room or nursery.

Outside there is and enclosed front garden laid to chippings and enclosed by half wall and wrought iron fencing with a gate, rear garden with stunning views, gazebo, decked area, BBQ area and drive leading to a double garage.

Words can not describe or do justice to this home that has been created by the current vendors.

Accommodation

All measurements are approximate

Entrance Hall

Wooden part glazed stable door leading into entrance hall, tiled floor, radiator, stairs to first floor, understairs storage, bar area, door leading to Garden Room, doors to

Lounge

14'3 × 12'3 (4.34m × 3.73m)

Double glazed upvc sash windows to front & rear, radiator, stripped floorboards, built shelving and cupboards into the alcoves, feature log burner

Sitting Room / Dinning Room

14'4 × 11'7 (4.37m × 3.53m)

uPVC sash windows to the front & rear, feature inset fireplace with wooden lintel over, stripped floorboard, opening to kitchen

Kitchen

12'2 × 9'6 (3.71m × 2.90m)

Range of wall and base units with worktop over, sink unit, space and connection for range cooker, double glazed window to the front & side, door leading to the

Garden Room

22'8 × 4'4 (6.91m × 1.32m)

Slate floor, space for fringe / freezer, door leading to the rear garden. and door leading to

Cloakroom / Utility

7'3 × 7'1 (2.21m × 2.16m)

Obscure double glazed window to the rear, low level w/c, sink basin, range of cupboard and storage, panelled bath, space & plumbing for washing machine.

First Floor Landing

Stained glass double glazed window to the rear, radiator, doors to

Bedroom 1

15'3 × 12'3 (4.65m × 3.73m)

Stripped floorboards, double glazed sashed windows to front & rear, feature fireplace.

Bedroom 2

15'2 × 12'3 (4.62m × 3.73m)

Double glazed sash windows to front & rear, radiator, stripped floorboards, exposed beams, feature fireplace.

Additional Room

12'1 × 10'4 (3.68m × 3.15m)

Double glazed windows to the rear and side, wall mounted combi boiler, radiator, feature fireplace.

PROPERTY DESCRIPTION

Shower room

Obscure double glazed arched window to the front, enclosed shower cubicle, sink basin, low level w/c, radiator.

Outside

Front Garden

Front Garden, enclosed front garden, laid to chippings and enclosed by half wall and wrought iron fencing and gate, driveway to the side providing off street parking and access to the garage.

Rear Garden

Enclosed rear garden with far reaching views, the garden is split into various sections , area of decking, gazebo, BBQ area, range of plants and shrubs, access to double garage.

Garage & Drive

Double garage to the rear of the property.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

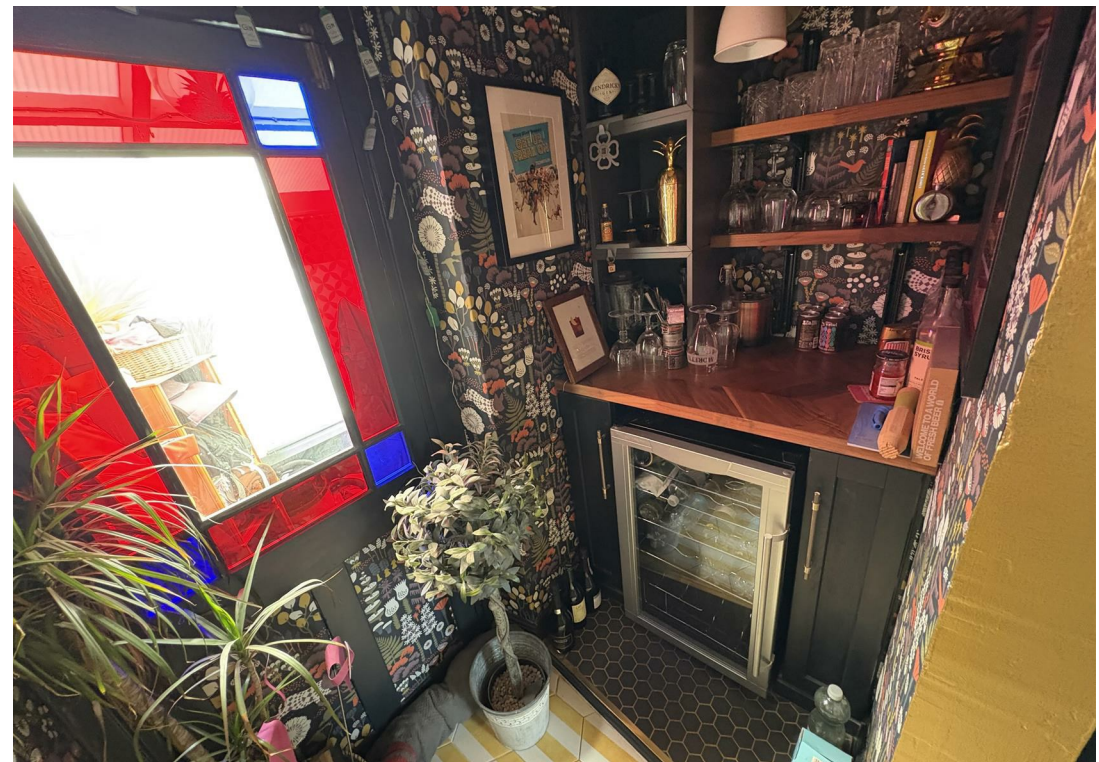
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

